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FINAL

Community Environmental Response Facilitation Act (CERFA) Report

Youngs Lake Housing Area
Renton, WA

Prepared for

U.S. ARMY ENVIRONMENTAL CENTER
ABERDEEN PROVING GROUND, MARYLAND 21010

Prepared by

ENVIRONMENTAL RESOURCES MANAGEMENT, INC.
855 Springdale Drive
Exton, PA 19341

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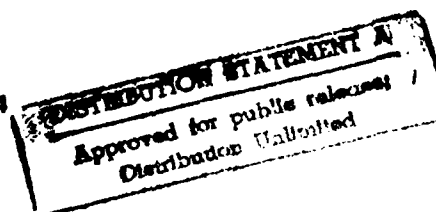
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11 APRIL 1994

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ACRONYMS AND ABBREVIATIONS

ACM	Asbestos Containing Material
AEHA	Army Environmental Hygiene Agency
AREE	Area Requiring Environmental Evaluation
AST	Aboveground Storage Tank
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Information System
CERFA	Community Environmental Response Facilitation Act
CPO	Chief Petty Officer
EPA	Environmental Protection Agency
ERM	Environmental Resources Management
ERNS	Emergency Response Notification System
f/cc	Fibers Per Cubic Centimeter
FS	Feasibility Study
FY	Fiscal Year
GER	Geotechnical Environmental Restoration
HTRW	Hazardous, Toxic, and Radioactive Waste
IRP	Installation Restoration Program
LBP	Lead-based Paint
NEPA	National Environmental Policy Act

NPDES	National Pollutant Discharge Elimination System
NRC	Nuclear Regulatory Commission
OF	Degrees Fahrenheit
PA	Preliminary Assessment
PCB	Polychlorinated Biphenyl
pCi/l	Picocuries Per Liter
POL	Petroleum, Oil, and Lubricant
ppb	Parts Per Billion
ppm	Parts Per Million
PUD	Public Utility District
RCRA	Resource Conservation and Recovery Act
RI	Remedial Investigation
SI	Site Inspection
USAEC	U.S. Army Environmental Center
USATHAMA	U.S. Army Toxic and Hazardous Materials Agency
USDA	U.S. Department of Agriculture
UST	Underground Storage Tank
UXO	Unexploded Ordnance
WDOE	Washington Department of Ecology

EXECUTIVE SUMMARY

This report presents the results of the Community Environmental Response Facilitation Act (CERFA) investigation conducted by Environmental Resources Management (ERM) at the Youngs Lake Housing Area, a U.S. Government property selected for closure by the Base Realignment and Closure (BRAC) Commission under Public Laws 100-526 and 101-510. Under CERFA (Public Law 102-426), Federal agencies are required to identify expeditiously real property that can be immediately reused and redeveloped. Satisfying this objective requires the identification of real property where no hazardous substances or petroleum products, regulated by the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), were stored for one year or more, known to have been released, or disposed.

The Youngs Lake Housing Area is a 9.42-acre site located in Renton, Washington. Youngs Lake is a military housing complex containing 28 single family housing units. It was constructed in the late 1950s to support a nearby Nike Missile site. A fuel oil storage tank is located at each of the units.

ERM reviewed existing investigation documents; U.S. Environmental Protection Agency (EPA), State, and county regulatory records; environmental data bases; and title documents pertaining to Youngs Lake during this investigation. In addition, ERM conducted interviews and visual inspections of Youngs Lake as well as visual inspections of and data base searches for the surrounding properties.

Information in this CERFA report was current as of April 1994. This information was used to divide the installation into one category of parcels: CERFA Disqualified Parcels as defined by the Army.

The total BRAC property acreage at Youngs Lake is 9.42 acres. Areas of the facility that have no history of CERCLA-regulated hazardous substance or petroleum product release, disposal, or storage for one year or more; and no history of other environmental hazards (such as asbestos, radon gas, lead-based paint, unexploded ordnance, radionuclides, or not in-use equipment containing polychlorinated biphenyls), are categorized as CERFA Parcels. No CERFA Parcels were identified.

Areas of the facility that had no evidence of CERCLA-regulated hazardous substance or petroleum product release, disposal, or storage for one year or more, but contained other environmental hazards (such as asbestos, radon gas, lead-based paint, unexploded ordnance, radionuclides, or not in-use equipment containing polychlorinated biphenyls) were categorized as CERFA Qualified Parcels. No CERFA Qualified Parcels were identified.

Areas of the facility, for which there is a history of release, disposal, or storage for one year or more of CERCLA-regulated hazardous substances or petroleum products or had a release of the other environmental hazards identified above were categorized as CERFA Disqualified Parcels. The entire site, 9.42 acres, was determined to be a Disqualified Parcel.

Areas on the facility that will be retained by the Federal Government or that have already been transferred by deed are categorized as CERFA Excluded Parcels. None of the property is CERFA Excluded.

The primary objective of CERFA is satisfied by the identification of CERFA Parcels and CERFA Qualified Parcels. As a result, concurrence has been sought from the regulatory agencies on these two categories of parcels. This CERFA Report has been reviewed by the U.S. Army Environmental Center (USAEC), EPA Region X, and the Washington Department of Ecology (WDOE). Comments from regulatory agencies and USAEC's response to those comments are located in the Appendix. Concurrence on this report was received from WDOE.

This report contains maps that summarize the categorization of Youngs Lake on the basis of the above definitions. This Executive Summary should be read only in conjunction with the complete CERFA Report for this installation. The CERFA Report provides the relevant environmental history to substantiate the parcel categorization. This report does not address other property transfer requirements that may be applicable under the National Environmental Policy Act (NEPA), nor does it address natural resource considerations such as the threat to plant or animal life.

PURPOSE AND SCOPE

Public Laws 100-526 and 101-510 designated more than 100 Department of Army facilities for closure and realignment. As a result, it became necessary to expedite the environmental investigation and cleanup process, as necessary, prior to the release and reuse of Army Base Realignment and Closure (BRAC) property. The BRAC environmental restoration program was established in 1989 with the first round (BRAC 88) of base closures and continued with subsequent rounds (BRAC 91, BRAC 93, etc.). The BRAC program is patterned after the Army's Installation Restoration Program (IRP), except that it has been expanded to include such categories of contamination as asbestos, radon, polychlorinated biphenyls (PCBs), and others that are not normally addressed under the Army IRP.

The BRAC environmental restoration program begins by conducting enhanced Preliminary Assessments (PAs). The term "enhanced" is used to distinguish these assessments from previous IRP preliminary assessments since the BRAC PAs are conducted from a property transfer perspective and evaluate areas which are not included in the IRP (e.g., asbestos, radon, PCBs). The enhanced PAs include reviews of existing installation documents, regulatory records, and aerial photographs; a site visit and visual inspection; and employee interviews. Enhanced PAs were conducted for BRAC 88 and BRAC 91 installations, and are currently underway at BRAC 93 installations. An Enhanced PA was prepared for the Youngs Lake Housing Area in November 1989 by the Environmental Research Division of Argonne National Laboratory under the direction of USAEC (formerly the U.S. Army Toxic and Hazardous Materials Agency [USATHAMA]).

In October 1992, Public Law 102-426, the Community Environmental Response Facilitation Act (CERFA) amended Section 120 (h) of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) and established new requirements with respect to contamination assessment, cleanup, and regulatory agency notification/concurrence for federal facility closures. CERFA requires the federal government, before termination of federal activities on real property owned, to identify property where no hazardous substances were stored, released, or disposed of. Also, the designation must be concurred with by the appropriate regulatory agency (U.S. Environmental Protection Agency for National Priority List (NPL) bases and state for non-

NPL bases). These requirements retroactively affect the Army BRAC 88 and BRAC 91 environmental restoration activities, and are being implemented at BRAC 93 sites concurrently with their enhanced PAs. The primary CERFA objective is for federal agencies to expeditiously identify real property offering the greatest opportunity for immediate reuse and redevelopment. Although CERFA does not mandate the Army transfer real property so identified, the first step in satisfying the objective is the requirement to identify real property where no CERCLA-regulated hazardous substances or petroleum products were stored, released, or disposed.

Environmental Resources Management, Inc. (ERM) was awarded the task to identify real property where no CERCLA-regulated hazardous substances or petroleum products were stored, released, or disposed at twelve BRAC 88 sites. Under this task, an Execution Plan was developed to describe the process in satisfying the CERFA task objective. The purpose of this report is to present the findings for the Youngs Lake Housing Area, Washington.

1.2

DEFINITION OF TERMS

The following definitions are used to categorize and label parcels identified on the installation:

- CERFA Parcel - A portion of the installation real property for which investigation reveals no evidence of storage for one year or more, release, or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances. CERFA Parcels include areas where PCB containing equipment is in operation, but there is no evidence of release. CERFA Parcels also include any portion of the installation which once contained related environmental, hazard, or safety issues including unexploded ordnance (UXO) located on firing ranges or impact areas, radon, stored (not in-use) PCB containing equipment, asbestos contained within building materials, radionuclides contained within products being used for their intended purposes, and lead-based paint applied to building material surfaces, but which have since been fully remediated or removed.
- CERFA Qualified Parcel - A portion of the installation real property for which investigation reveals no evidence of storage for one year or more, release, or disposal of CERCLA hazardous substances, petroleum, or petroleum derivatives and no evidence of being threatened by migration of such substances. Parcel does, however, contain related environmental, hazard, or safety issues including unexploded ordnance (UXO) located on firing ranges or impact areas,

radon, radionuclides contained within products being used for their intended purposes, asbestos contained within building materials, lead-based paint applied to building material surfaces, or stored (not in use) PCB-containing equipment.

- **CERFA Disqualified Parcel** - A portion of the installation real property for which investigation reveals evidence of a release, disposal, or storage for more than one year of a CERCLA hazardous substance, petroleum, or petroleum derivative; or a portion of the installation threatened by such a release or disposal. CERFA Disqualified Parcels also include any portion of the installation where PCB, asbestos containing material, lead-based paint residue, radionuclides, or any ordnance has been disposed of, and any locations where chemical ordnance has been stored. Additionally, CERFA Disqualified Parcels include any areas in which CERCLA hazardous substances or petroleum products have been released or disposed of and subsequently fully remediated.
- **CERFA Excluded Parcel** - A portion of the installation real property retained by the Department of Defense, and therefore not explicitly investigated for CERFA. CERFA Excluded Parcels also include any portions of the installation which have already been transferred by deed to a party outside the federal government, or by transfer assembly to another federal agency.

The following labels are used in conjunction with the identified parcels. Each parcel is given a unique number to which the appropriate labels are attached.

- P = CERFA Parcel
- Q = CERFA Qualified Parcel
- D = CERFA Disqualified Parcel
- E = CERFA Excluded Parcel

EXAMPLE: 4P indicates that the fourth parcel is in the CERFA Parcel category.

The presence of related environmental, hazard, and safety issues, responsible for placing a parcel in the CERFA Qualified Parcel category, is indicated by the following labels:

- A = Asbestos
- L = Lead-Based Paint
- P = PCB
- R = Radon

- X = Unexploded Ordnance (UXO)
- RD = Radionuclides

EXAMPLE: 5Q-L indicated that the fifth parcel is in the CERFA Qualified Parcel category because of the presence of lead-based paint.

The following designations are used to indicate the type of contamination or storage present in a parcel. Conditions responsible for placing a parcel in the CERFA Disqualified category are indicated by the following:

- PR = Petroleum Release
- PS = Petroleum Storage
- HR = Hazardous Release
- HS = Hazardous Storage

EXAMPLE: 12D-HR indicates that the twelfth parcel is in the CERFA Disqualified category because of evidence of hazardous release.

For all parcels, (P) [i.e., P with parentheses around it] is used to indicate that the presence of the contamination is possible, but that data is unavailable for verification.

EXAMPLE: 9Q-A(P) indicates that the ninth parcel is in the CERFA Qualified Parcel category because of the possible presence (unverified) of ACM.

OTHER EXAMPLES:

Parcel label 15D-HR/PS/A(P) indicates that the 15th parcel is in the CERFA Disqualified category based on evidence of a hazardous substance release and petroleum storage. It also contains possible ACM.

Parcel label 8Q-X/R indicates that the eighth parcel is in the CERFA Qualified Parcel category because of the presence of unexploded ordnance and radon.

1.3

GEOGRAPHICAL/ENVIRONMENTAL SETTING

The Youngs Lake Housing Area (Youngs Lake) is a military housing area located in King County, Washington, approximately five miles south of the town of Renton. Renton lies on the southeastern edge of the Seattle metropolitan district. Youngs Lake is approximately six miles south of

Lake Washington and seven miles east of Puget Sound, which forms the western boundary of King County (Figure 1.3-1).

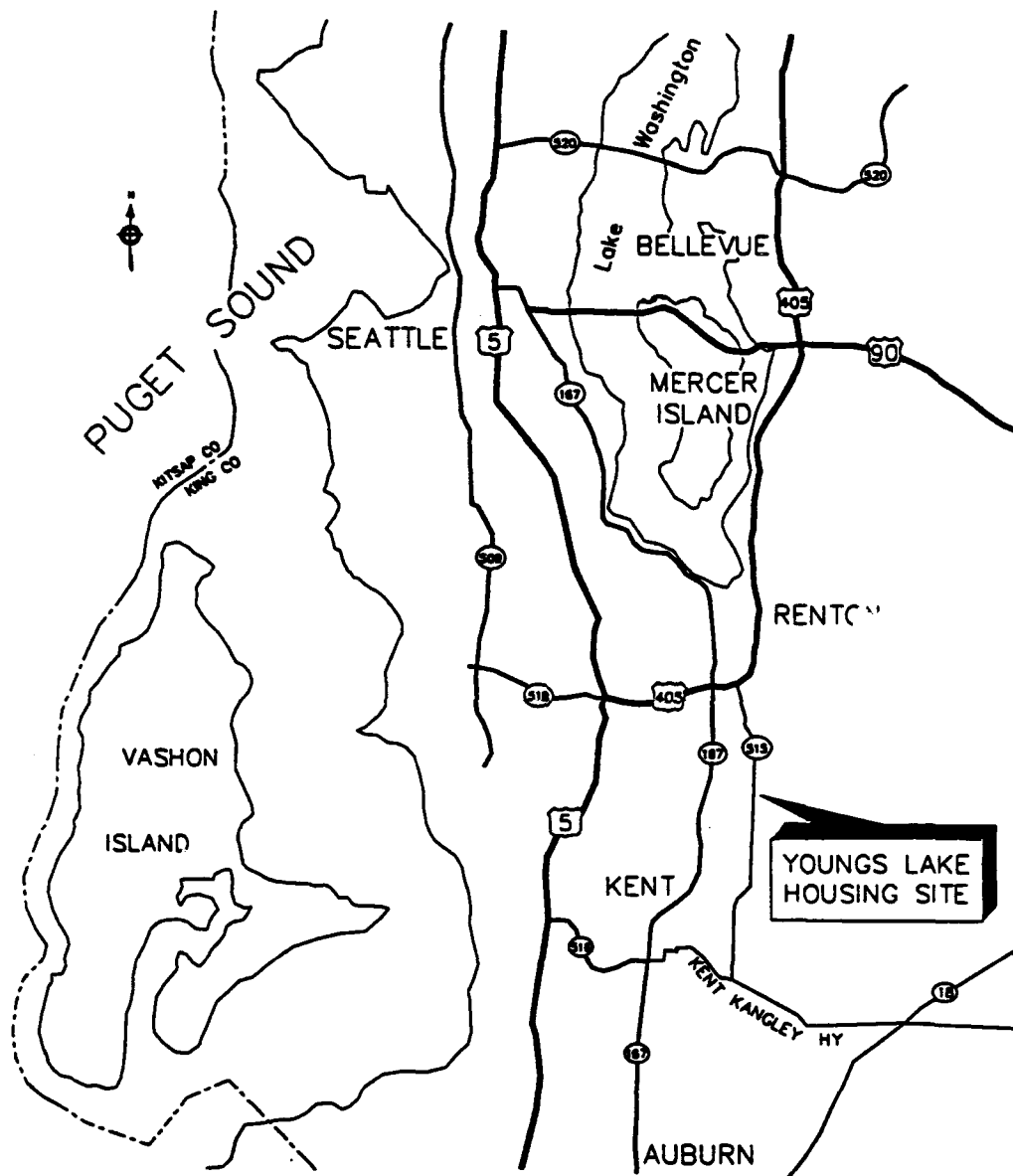
The site under CERFA investigation is a rectangular shaped property of 9.42 acres containing 28 single-family housing units. The site is developed to accommodate its residential purpose, with paved roads, a bus waiting shelter, and a playground. Originally constructed to support the Seattle-area Nike missile defense system, the site is now operated and maintained by the United States Coast Guard under a leasing agreement with the Army. The site is bounded by 116th Avenue on the east, 192nd Street on the south, and private residential property on the north and west. The general slope of the area is to the west. The surrounding land is gently rolling to flat (Figure 1.3-2).

The Youngs Lake housing site is located on the Des Moines drift plain in the Puget Sound lowland. This drift plain merges eastward with glaciated foothills of the Cascade Range. The foothills are protruding parts of a Tertiary bedrock surface that descends westward beneath Quaternary deposits more than a thousand feet thick. Rocks of Tertiary age include sedimentary and volcanic rocks, and the Homer Bluff Formation. Virtually all Tertiary rocks are either too fine-grained or too highly altered to yield ground water at a rate higher than 50 gallons per minute.

Quaternary deposits are the chief source of ground water in the area. The Salmon Springs drift plain and Vashon advance outwash contain the most productive aquifers beneath the Des Moines drift plain. The Salmon Springs drift plain is a sequence of sand, gravel, clay, and till. The formation is nearly 400 feet thick beneath a large part of the Des Moines drift plain; its base is close to or slightly below sea level. Advance outwash underlying the Des Moines drift plain consists predominantly of sand, with some layers of pebble-cobble gravel.

The mean monthly temperature in the Seattle area varies from 38° F in January to 65° F in July. The prevailing wind direction in Seattle is from the south during most of the year, and southeasterly from October to December. King County and the Youngs Lake Housing Area lie within the lowlands area surrounding Puget Sound, and receive approximately 41 inches per year of precipitation annually. December is the wettest month, with July and August normally the driest months. Thunderstorms are uncommon, occurring about five times per year on average.

Figure 1.3-1
Location Map of Washington Army Housing Facilities :
Renton, Washington

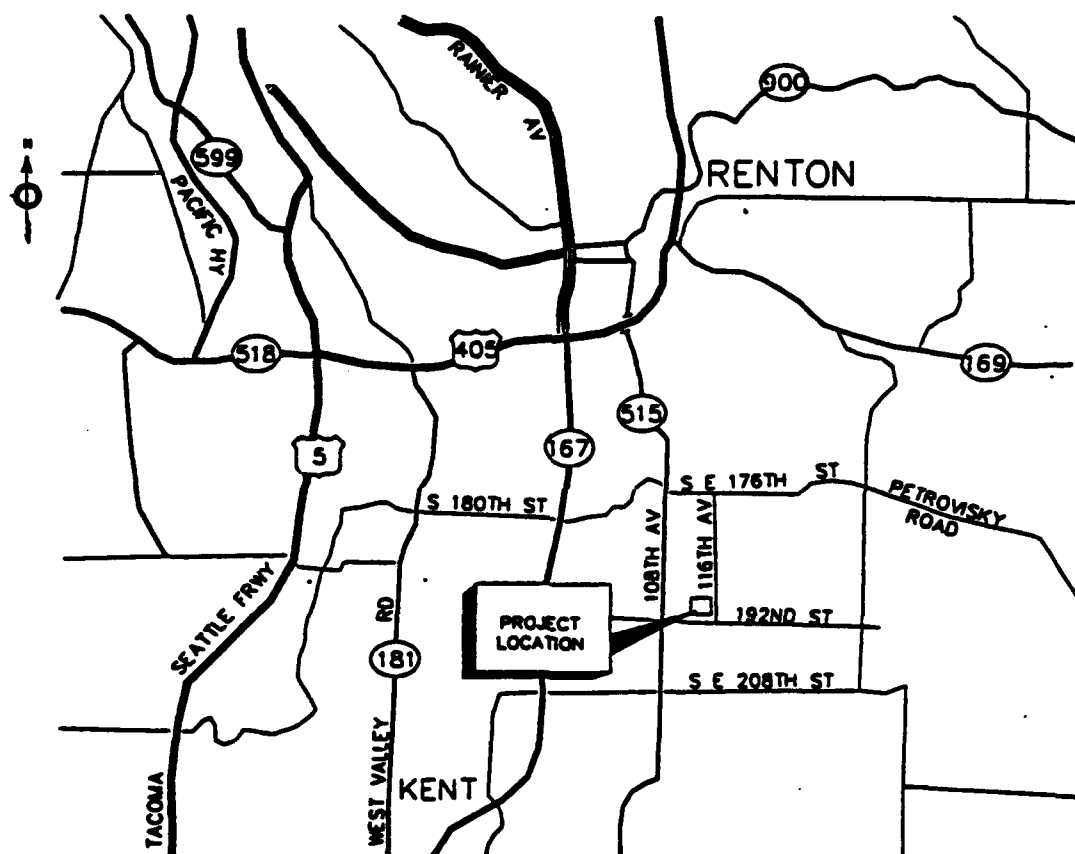


Source: "Enhanced Preliminary Assessment Report:
Youngs Lake Army Housing Units," November 1989.

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Figure 1.3-2
Vicinity Map of Youngs Lake Housing Units
Renton, Washington



Source: "Enhanced Preliminary Assessment Report:
Youngs Lake Army Housing Units," November 1989.

SCOPE OF INVESTIGATION

The scope of the CERFA investigation includes:

- Review of previous environmental investigations, assessments, reports, etc.
- Review of applicable government regulatory records: federal, state, and local (where applicable and available).
- Interviews with representatives from the installation (or command responsible for the installation), other federal agencies, regulatory officials, and others.
- Review of maps and aerial photographs (where available).
- Inspection of adjacent property that potentially could contaminate the BRAC property.
- Detailed site inspection (the scope of these site inspections was determined principally by the review of previous investigations and assessments).
- Review of recorded chain of title documents.

These seven activities are specifically included within the statutory scope of CERFA. All seven activities were conducted during the CERFA investigation at Youngs Lake.

2.1

EXISTING INVESTIGATION DOCUMENTS

The activities at Youngs Lake are not of such a nature as to pose a threat to human health or the environment. However, several studies of issues of particular relevance to housing areas have been performed. The documents listed below were used as primary sources of information during the CERFA investigation.

1. *Radon Monitoring Army Stand-Alone Housing Units, Final Report, Argonne National Laboratory, April 1990.*
2. *Enhanced Preliminary Assessment Report, Youngs Lake Army Housing Units, Renton, Washington, Argonne National Laboratory, November 1989.*
3. *Report of Sampling and Analysis Results, Youngs Lake Army Housing Units, Renton, Washington, Roy F. Weston, Inc., August 1990.*

4. *Asbestos Air Monitoring Results at Eleven Family Housing Areas Throughout the United States, Versar, Inc., May 1991.*

2.2

GOVERNMENT REGULATORY RECORDS

Federal Records

Records of environmental releases were obtained from the U.S. Environmental Protection Agency Region X (EPA) in Seattle, Washington in October 1993. The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) listing dated 30 July 1993 was reviewed. CERCLIS provides information on sites for which corrective action is considered a priority by EPA. No sites in the vicinity of the Youngs Lake Housing Area were listed. Information collected from EPA corroborated the information obtained from the documents listed in Section 2.1 above and the CERFA site visit. No new information regarding releases or the potential for environmental contamination of the site was identified.

A search of the EPA's Emergency Response Notification System (ERNS) database over the period 30 January-2 February 1994 identified no reports of releases of oil or hazardous substances at Youngs Lake since the inception of the database in 1986. ERNS collects information on releases reported to Federal authorities.

State Records

Records of environmental releases were obtained from the Washington Department of Ecology (WDOE) in Seattle, Washington in October 1993. The Affected Media and Contamination Report (now the Confirmed and Suspected Contaminated Sites Report) was reviewed to identify reported releases in the vicinity of Youngs Lake. No such releases were listed in the listing of 13 October 1993. Information collected from WDOE corroborated the information obtained from the documents listed in Section 2.1 above and the CERFA site visit. No new information regarding releases or the potential for environmental contamination of the site was uncovered.

NRC Records

No activities took place at the Youngs Lake Housing Area that would require the issuance of a Nuclear Regulatory Commission (NRC) license to work with radioactive material.

AEHA Records

A records search conducted by the U.S. Army Environmental Hygiene Agency (AEHA) revealed no reports regarding the use of radioactive materials at Youngs Lake.

2.3 INTERVIEWS

Table 2.3-1 provides a summary for those individuals interviewed during the CERFA investigation.

2.4 VISUAL INSPECTIONS

A site walkover and detailed inspection was conducted on 22 September 1993. ERM inspectors were accompanied by Mr. Joseph Ricci, USAEC Project Officer and Chief Petty Officer (CPO) Douglas Burroughs, U.S. Coast Guard. The subject property was inspected for present uses and areas of environmental concern, such as areas of discolored or stained soil, drums, areas of open dumping, vent lines and/or fill lids associated with USTs, and electrical transformers which may use fluids containing polychlorinated biphenyls (PCBs).

The perimeter of the property was traversed to the site boundaries. Each housing unit was inspected from the outside, as was the playground located at the center of the complex. The units were constructed using two designs, known as "Capehart" and "MCA". Two housing units, Numbers 17 and 05, were inspected from the inside. Unit 17 is one of the sixteen Capehart units and Unit 05 is one of the twelve MCA units. Because all 28 units were constructed in 1957-1958 of one of the two construction styles, these two units are considered representative of the currently existing conditions at Youngs Lake. The two units inspected were vacant and were selected at the suggestion of CPO Burroughs, who is responsible for maintaining and managing the property under the terms of the leasing agreement between the Coast Guard and the Army.

2.5 TITLE DOCUMENTS

ERM conducted a review of tract maps and transfer documents to identify the prior property owners of the Youngs Lake property at the time of its transfer to the Army. The purpose of this review was to collect additional information concerning the property's prior use and environmental condition at the time of its transfer to the Army. Based on this review, no

additional information was collected. Previous ownership and the dates of transfer to the Army are indicated on Figure 5.2-1.

Table 2.3-1
List of Interviewees for Youngs Lake CERFA Assessment

Interview No.	Date	Name	Telephone	Organization/Position	Length of Service
I-1	9/27/93	Joseph Ricci	(410) 671-1603	U.S. Army Environmental Center Youngs Lake CERFA Project Officer	15 Years
I-2	9/27/93	Chief Petty Officer Douglas Burroughs	(410) 671-4841	U.S. Coast Guard, Support Center of Seattle Damage Control Chief	12 Years
I-3	9/93 to 12/93	Glen Kato	(206) 764-6592	U.S. Army Corps of Engineers, Seattle District Geotechnical Environmental Restoration Branch	10 Years
I-4	9/93 to 12/93	Jim Duke	(206) 824-7096	USACE, Seattle District, Construction Division Construction Representative	15 Years
I-5	9/93 to 12/93	Robert Deering	(206) 764-4478	USACE, Seattle District, GER Branch, HTRW Section Technical Manager	5 Years
I-6	10/93 to 12/93	Pamela Hertzburg	(503) 666-8143	USACE Troutdale Laboratory Project Coordination Branch Chief	6 Years
I-7	9/93 to 12/93	Dick Allen	—	Joseph Darcy Associates (formerly)	—
I-8	4/6/94	Emory Bayley	(206) 767-0441	Foss Environmental Services Program Manager	6 Years
I-9	4/6/94	Joseph Hickey	(206) 649-7202	Washington Department of Ecology Toxic Clean-up Program, Tanks Unit Supervisor	

This section provides a description of the BRAC property and a discussion of its operational history (Section 3.1), and a description of any changes to environmental conditions since the last environmental assessment or investigation (Section 3.2).

PROPERTY DESCRIPTION AND OPERATIONAL HISTORY

The Youngs Lake Housing Area is a military housing property situated in the State of Washington, approximately ten miles southeast of Seattle. The property covers 9.42 acres in a largely residential community. Its 28 independent single-family units offer housing for members of the military and their dependents. The maps in Section 5 provide a layout of the site.

The housing units are all one of two similar designs (one design style is known as Capehart, the other as MCA) with attached carports and storage areas. The buildings are single-level structures, constructed on concrete foundations with concrete slab floors that are overlaid with asphalt floor tile. Outside wall construction is of 5/8-inch vertical plywood with built-up tar paper and gravel roofs. The carports are covered with asbestos shake siding for fire retardation. Sizes and design of the units are as follows:

<u>Number of Units</u>	<u>Square Footage</u>	<u>Number of Bedrooms</u>
three	1,384 sq. ft.	three
five	1,188 sq. ft.	three
four	1,090 sq. ft.	two
four	1,688 sq. ft.	three
twelve	1,484 sq. ft.	three

The housing units are heated with fuel oil-generated forced hot air. Each house has an AST for fuel oil. The fuel passes through underground piping which connects into the houses.

Youngs Lake was originally developed to provide housing for support staff to the Nike antiaircraft missile battery serving the Seattle area. The Nike missile site was located approximately five miles from Youngs Lake. The Youngs Lake property was purchased in 1956 and the housing area was constructed in 1957-1958. The twelve MCA style units (05 through 15 and 28) were constructed in 1957. The sixteen Capehart style units (01

through 04 and 16 through 27) were constructed in 1958. Prior to purchase by the government, the property was privately held and undeveloped.

The Nike missile battery operated from approximately 1954 until 1973, at which time the U.S. Army Defense Command Mission in the Puget Sound area was deactivated. Youngs Lake then served as housing for active-duty personnel from all branches of the military. These quarters are now operated and occupied by the U.S. Coast Guard, which has occupied the property since spring 1991 under the terms of a lease with the Army. The leasing agreement runs through June 1995.

There is no historical evidence that activities at the housing area were connected in any way to operations at the Nike missile battery. The housing area operated independently of the Nike battery with respect to water, sewer, and electrical utilities. No documentation or other evidence (physical or anecdotal) exists to indicate that the housing property under investigation ever received or managed waste of any kind from the Nike battery or other military or civilian operations. No industrial activities have occurred at the housing area.

Electric service for the housing units is furnished by the Renton Public Utility District (PUD), which also owns and maintains the three electrical transformers located on the property. Water and sanitary sewage facilities have been provided by the town of Renton, Washington since 1967. Prior to that time, the units used individual septic tanks for sewage. No details on the abandonment of those septic systems were identified during the site visit. No records were available for review through USACE. However, there is no reason to believe that these tanks represent a potential source of environmental contamination. Under CERFA guidelines, discharge to a sanitary sewage system or septic tank does not represent a storage or release of material. Refuse pickup is furnished by a private contractor.

3.2

CHANGES TO REAL PROPERTY ENVIRONMENTAL CONDITIONS SINCE ENHANCED PA INVESTIGATION

Since the November 1989 Enhanced Preliminary Assessment Report, all 28 of the 500-gallon fuel oil USTs associated with the houses have been removed, and replaced with 350-gallon ASTs. Each housing unit has a separate AST for fuel oil that powers a forced air heating unit. The fuel oil USTs were removed and replaced with the ASTs in an operation lasting from November 1990 to March 1991.

During the summer of 1993, tenants at three of the units (10, 11, and 13) reported encountering petroleum fuel odors while digging near their units' foundations. It is suspected that some leakage from the underground piping systems may be occurring. The piping systems used with the newer ASTs are those that were installed with the original USTs.

In cooperation with the Coast Guard, USACE has contracted with Foss Environmental to investigate the site. According to the Management Plan under review by USACE, the ASTs at the three target units will be shut off, moved, and flow will be re-established using portable hoses. Soil will be excavated at the suspected release sites. The soil will be shipped offsite for appropriate treatment (probably thermal desorption). The piping will be replaced with new double walled piping. The ASTs will then be reinstated at their original locations. USACE estimates that this action will be completed by early May 1994.

This section describes the results of the CERFA investigation by identifying areas of environmental concern, both those previously identified in prior investigations and those uncovered as a result of the CERFA site visit. In addition, Section 4 identifies parcels in accordance with the parcel definitions contained in Section 1.2.

4.1

PREVIOUSLY IDENTIFIED AREAS REQUIRING ENVIRONMENTAL EVALUATION (AREES)

The size, operating history, and uniformity of development at the Youngs Lake Housing Area lead to the designation of the entire 9.42-acre property as a CERFA Disqualified Parcel. The environmental concerns at the site are described below in the discussion of the CERFA Disqualified Parcel. The appropriate CERFA identifiers describing the basis for classification are also listed.

1. *Entire 9.42-Acre Housing Area [Parcel 1D-PS/PR(P)/A/L(P)]*

Each of the 28 individual housing units has an operating 350-gallon fuel oil AST. These ASTs replaced 500-gallon USTs, which were removed beginning in November 1990. The entire removal/replacement operation lasted until March 1991. The USTs were replaced by USACE as a preventive maintenance measure because of their advanced age (approximately 30 years), not as a result of suspected loss of integrity. The Coast Guard was not leasing the property at the time of the tank replacements.

However, during the UST removal operation, petroleum fuel odors from several of the excavations were reported. Soil samples were collected to determine the presence and extent of contamination. However, USACE, which was responsible for oversight of the tank removal and replacement, was unable to provide any documentation regarding the fate of the tanks or the necessity for subsequent remediation. The contractor responsible for the soil sampling, Joseph Darcy Associates, was also unable to provide any documentation and referred all inquiries to USACE, as did federal and state regulatory agencies. A former employee of Joseph Darcy Associates stated that some soil had been excavated but had no information regarding the quantity or disposition of that soil.

A Coast Guard official reported during the site investigation that three residents have reported the presence of petroleum fuel odors since the

installation of the ASTs in 1990-91. The affected units were Numbers 10, 11, and 13. All three reports were filed during the summer of 1993. The odors were encountered while the residents were excavating soil near the structures' foundations. USACE confirmed that these reports had been submitted and attributes the source of the odors to suspected leaks along underground piping joints. When the USTs were removed, the existing underground piping systems providing the feed into the housing units were left in place. Apparently, the subsequent ASTs were connected to these existing systems rather than to new piping. Further investigation planned by USACE is described in Section 3.2. For the purposes of the CERFA report, these releases and those reported during the UST removals are considered unverified. Therefore, the designation "(P)" appears in the parcel label, indicating that releases are "possible", but unverified by sampling data.

Testing for asbestos has been conducted at the housing units. In February 1990, three of the units, Numbers 05, 11, and 15, were targeted for investigation. Conditions at these three units were considered to be representative of all units at the site. Samples were collected from suspected asbestos-containing materials (ACM), including floor tiles, pipe run and pipe fitting insulation, dust in ductwork, and exterior siding, where present.

Sampling results indicated that asbestos was present in all 16 dust samples and all 16 floor tile and vinyl sheeting samples. It was recommended that no abatement (removal) procedures be implemented other than removal of floor tiles that showed signs of damage. Other suspected ACM, such as spray-applied texture paint and furnace expansion joints, were recommended for management in place. Additional airborne asbestos sampling was also recommended.

Initial indoor and outdoor airborne sampling was conducted in January 1993 at units 19 and 24. Samples from unit 19 did not exceed the detection limits, which were set below an action level of 0.005 fibers per cubic centimeter (f/cc) established by the U.S. Army Toxic and Hazardous Materials Agency (USATHAMA), the precursor to USAEC, for acceptable airborne content. One sample from unit 24 showed an unacceptably high reading of 0.021 f/cc. Follow-up sampling at unit 24 in April 1993 did not exceed the detection limit. Therefore, the initial result was considered an aberration and conditions were not considered to pose a threat to human health. No further testing has been conducted.

Testing for indoor radon was conducted at all 28 units in 1989. No readings above 4.0 picocuries per liter (pCi/l), the lowest action level identified in the Army Radon Program, were found.

Based on the age of these buildings, which were all constructed in 1957-1958, lead-based paint, which is a CERFA Qualifier, is presumed present.

4.2 *ADDITIONAL AREAS IDENTIFIED*

No new areas of environmental concern were identified during the site visit that would affect the classification of Youngs Lake Housing Area as a single CERFA Disqualified Parcel. However, information regarding the potential for releases from the ASTs installed in 1990-91 was obtained from the Coast Guard and USACE. Information was also obtained regarding reports of petroleum fuel odors encountered during removal of the original USTs at the site. The Coast Guard is investigating this issue and is arranging for cleanup of affected soils at the sites in question. The Coast Guard is coordinating this removal with USACE and the appropriate State of Washington regulatory officials.

4.3 *ADJACENT/SURROUNDING PROPERTIES*

The adjacent properties are private residences. The property to the north of the CERFA site is currently under development and is only partially occupied. The properties to the south and west are occupied by older residences. The potential for these adjacent sites to affect conditions at the subject property is low.

4.4 *RELATED ENVIRONMENTAL, HAZARD, AND SAFETY ISSUES*

Military installations frequently contain issues which the U.S. Army Environmental Center (USAEC) believes fall outside of the provisions of CERFA. For example, while a release of lead-based paint onto the ground may be a CERCLA concern, the application of lead-based paint to a building surface is generally not. However, lead-based paint applied to buildings may represent a safety hazard to young children. Similarly, other substances or materials commonly applied to or found in buildings (for example, radon and asbestos) may not be explicitly regulated under CERCLA, but may require a notice to potential transferees and lessees that they exist.

USAEC has sought to balance the statutory requirements of CERFA with the law's intent to identify uncontaminated property to the public which can be expeditiously reused. Notice has been provided for those parcels which appear to be uncontaminated under the definition provided in CERFA, but which may contain environmental, hazard, or safety issues. Buildings which contain asbestos-containing materials, lead-based paint,

or naturally occurring radon fall into this category and are identified as "CERFA Qualified Parcels" in this CERFA report. Parcels which contain stored (not in use) equipment containing 50 parts per million (ppm) or more of polychlorinated biphenyl (PCB) oil, low level radionuclide-containing equipment such as dials and weapon site posts, and unexploded ordnance are also designated "CERFA Qualified Parcels".

In those cases, however, where for example, asbestos or PCBs have been disposed in the environment, the parcel has been identified as "CERFA Disqualified". In this example, the designation indicates that a CERCLA hazard may exist at this location.

The presence of environmental, hazard, and safety issues described above at the Youngs Lake Housing Area has been documented by previous investigations. Asbestos is known to be present and lead-based paint is suspected based on the age of the buildings. Section 4.1 contains a more complete discussion of these issues. A listing of buildings containing CERFA Qualifiers may be found in Table 4.4-1.

4.5

CERFA EXCLUDED PROPERTY

None of the property investigated in connection with the Youngs Lake Housing Area is considered Excluded from the CERFA process.

Table 4.4-1
Buildings with CERFA Qualifiers
Youngs Lake Housing Area
Renton, Washington

Buildings	Qualifiers
1	A/L(P)
2	A/L(P)
3	A/L(P)
4	A/L(P)
5	A/L(P)
6	A/L(P)
7	A/L(P)
8	A/L(P)
9	A/L(P)
10	A/L(P)
11	A/L(P)
12	A/L(P)
13	A/L(P)
14	A/L(P)
15	A/L(P)
16	A/L(P)
17	A/L(P)
18	A/L(P)
19	A/L(P)
20	A/L(P)
21	A/L(P)
22	A/L(P)
23	A/L(P)
24	A/L(P)
25	A/L(P)
26	A/L(P)
27	A/L(P)
28	A/L(P)

A Asbestos-containing material
A(P) Asbestos-containing material (possible)
L Lead-based Paint
L(P) Lead-based paint (possible)
R Radon

After concluding the review of investigation documents, regulatory records, personnel interviews and visual inspections, ERM identified parcels on the installation as CERFA Parcel, CERFA Qualified Parcels, CERFA Disqualified Parcels, or CERFA Excluded Parcels in accordance with the definitions in Section 1.2. The parcels are delineated on a map of the BRAC portion of the installation using a one-acre square grid for boundary definition.

The Army chose a one-acre grid system to aid in the presentation of data gathered during the CERFA report investigation, and to facilitate use of the document by reuse groups and others. The one-acre grid provided a consistent method to report and locate environmental or other concerns. In the many cases where the concerns are much smaller than one acre, the grid system simplifies the depiction of the concern. Accordingly, the areal extent of many small areas of concern, such as UST sites, are liberally depicted in the CERFA report.

Additionally, the one-acre grid size was chosen as a generally redevelopable parcel size for either industrial or residential uses. However, the grid does not drive reuse nor restrict it. Reuse decisions should be made irrespective of the grid.

The entire one-acre grid square is colored or shaded to indicate the applicable parcel category based on the history of storage or release for any portion of that square. Parcels are labeled according to a system outlined in Section 1.2 of this report to indicate the applicable parcel category and the contaminating circumstances. Parcel labels are connected to the respective parcel boundaries by a line or are located within the parcel boundaries.

Where CERFA Disqualified Parcels and CERFA Qualified Parcels have coincided, the overlapped area has been designated CERFA Disqualified. Labels for any such overlapped parcels also indicate the presence of the qualifying hazards. CERFA Excluded Parcels have been excluded from this investigation of contaminant locations and therefore have no overlapping CERFA Disqualified Parcels or CERFA Qualified Parcels. Structures within CERFA Disqualified Parcels that contain qualifying safety hazards are designated with the applicable qualifying label, where map scale permits this level of detail.

ERM's investigation and subsequent parcelization of the Youngs Lake Housing Area determined that none of the facility falls within the CERFA

Parcel category. None of the property is categorized as CERFA Qualified Parcels. The entire 9.42 acres constitute the CERFA Disqualified portion of the site. None of the property is designated CERFA Excluded.

In determining the applicable parcel categories for the installation property, ERM observed the following guidance provided by the USAEC for specific circumstances:

- Buildings constructed prior to 1978 are assumed to contain lead-based paint. A similar assumption is made for asbestos in buildings constructed prior to 1985.
- Storage of petroleum products, petroleum derivatives and CERCLA regulated hazardous substances will prevent an area from becoming a CERFA Parcel as long as that storage is for one year or greater. The quantity of substances stored is not relevant to determining the applicable parcel category. However, if the operation requiring such substances is in the immediate area, and the storage is in limited quantities for immediate use, the area is not precluded from being a CERFA Parcel.
- Non-leaking equipment containing less than 50 ppm PCBs does not preclude an area from becoming a CERFA Parcel. Non-leaking, out-of-service equipment with greater than 50 ppm PCBs will place an area in the CERFA Qualified Parcel category. An area is designated CERFA Disqualified if there is a known release containing greater than 50 ppm PCBs.
- Areas where there are transport systems or process equipment which handle hazardous material or petroleum products and upon which there have been no release, storage, or disposal are categorized as CERFA Parcels.
- Ordnance disposal locations are designated CERFA Disqualified. This does not include ordnance impact areas which are designated CERFA Qualified Parcels.
- Routine pesticide and herbicide application in accordance with manufacturer's directions and chlorofluorocarbons and halon in operational systems do not preclude an area from becoming a CERFA Parcel.
- Coal storage piles and railroad tracks do not by themselves preclude an area from becoming a CERFA Parcel.

5.1

CERFA CATEGORY AND DESIGNATION MAP

Table 5.1-1 and Figure 5.1-1 identify the breakdown of the Youngs Lake property according to the criteria for parcel identification under CERFA.

Table 5.1-1
CERFA Map Table
Youngs Lake Housing Area

PARCEL CATEGORY DATE	NAME AND LOCATION	CERFA	BASES	SOURCE	REMARKS
10-PS/PR(P)/A/UP (9.42 acres)	Entire site	Disqualified	Each housing unit (28) has active fuel oil AST. ASTs installed in 1990. Odors reported and releases possible at three locations.	9/93 site visit USACE personnel	ASTs replaced with ASTs. ASTs are to be investigated by USACE personnel by early May 1994.
		Qualified	Each housing unit originally had fuel oil UST. USTs replaced in 1990. Releases suspected; no information available to verify contamination.	9/93 Site Visit USACE personnel	No information available regarding results of investigations into suspected releases.

Parcel Category
D = CERFA Disqualified Parcel
Q = CERFA Qualified Parcel
E = CERFA Excluded Parcel
P = CERFA Parcel

(P) = Possible

Disqualified Designations
PS = Petroleum Storage
PR = Petroleum Release/Disposal
HS = Hazardous Materials Storage
HR = Hazardous Materials Release/Disposal

Qualified Designations
A = Asbestos
L = Lead-Based Paint
P = PCBs (Polychlorinated biphenyls)
R = Radon
X = UXO (unexploded ordnance)
RD = Radionuclides

5.2

CERFA TRACT MAP

The property boundaries and all property transfers including prior ownership information is shown in Figure 5.2-1.

5.3

CERFA PARCEL DESIGNATORS

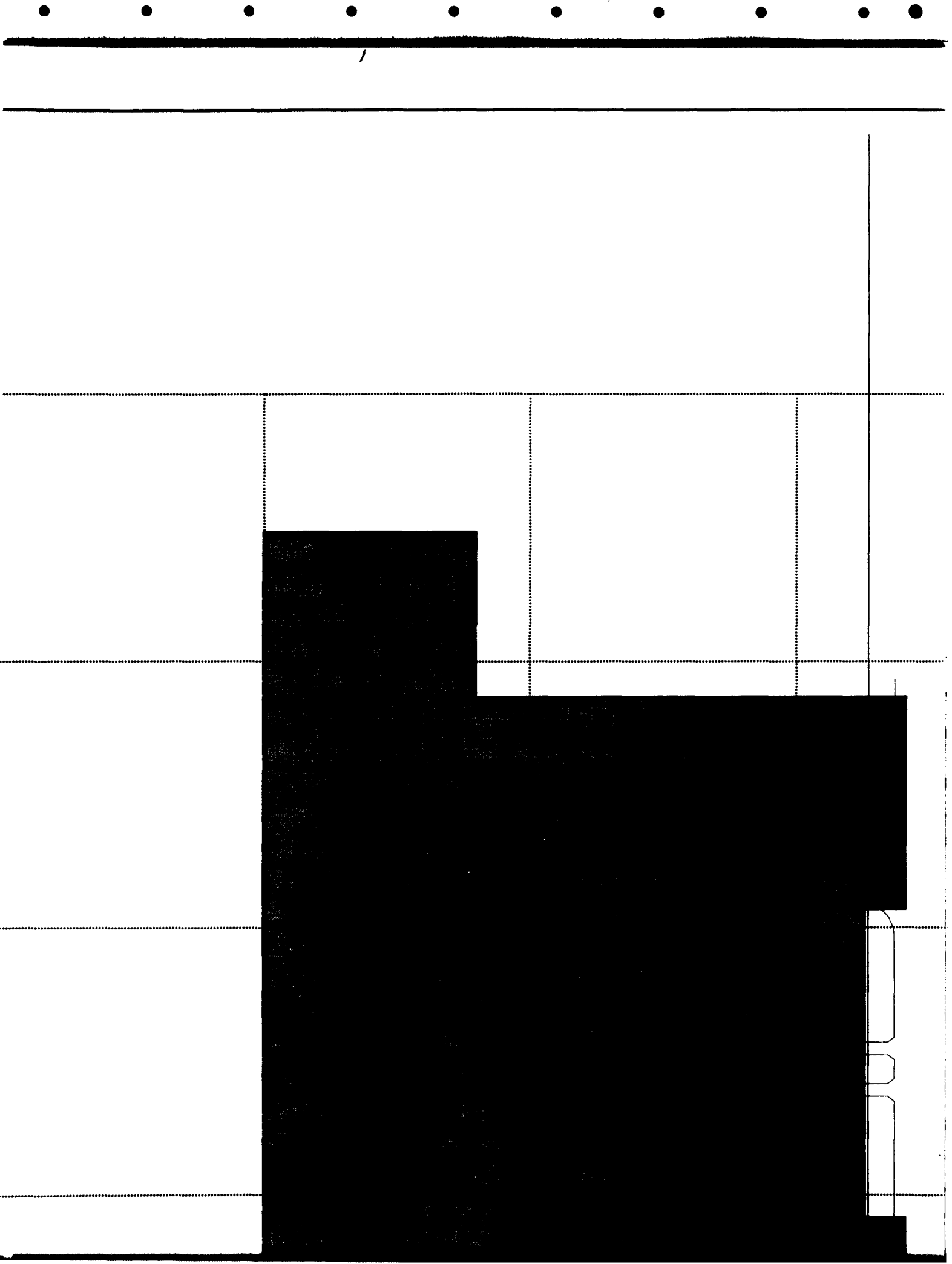
Figure 5.3-1 summarizes the breakdown of the Youngs Lake property according to the criteria for parcel identification under CERFA.



6

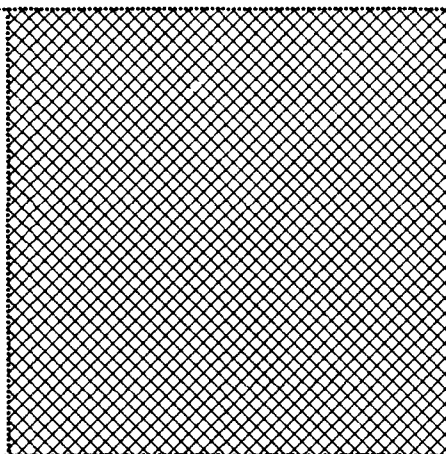
5

4

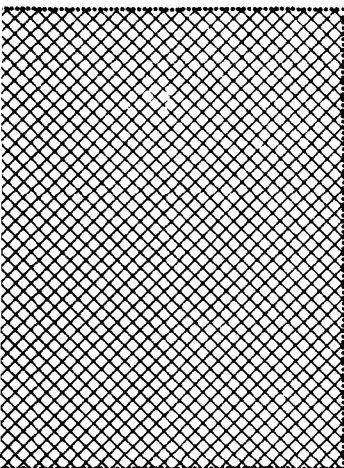


S.E. 188TH STREET

ONE ACRE GRID SQUARE
COORDINATE LOCATION: 5,6



H STREET



ONE ACRE GRID SQUARE
COORDINATE LOCATION: 5,6

LEGEND:



0.6

LEGEND:



CERFA DISQUALIFIED

•

•

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•

•

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•

•

1

1

1

1



1

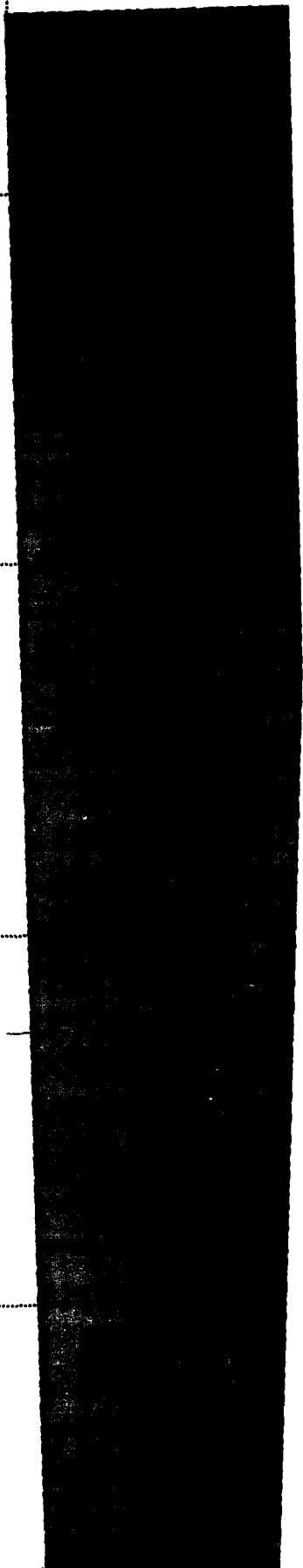
6

5

4

3

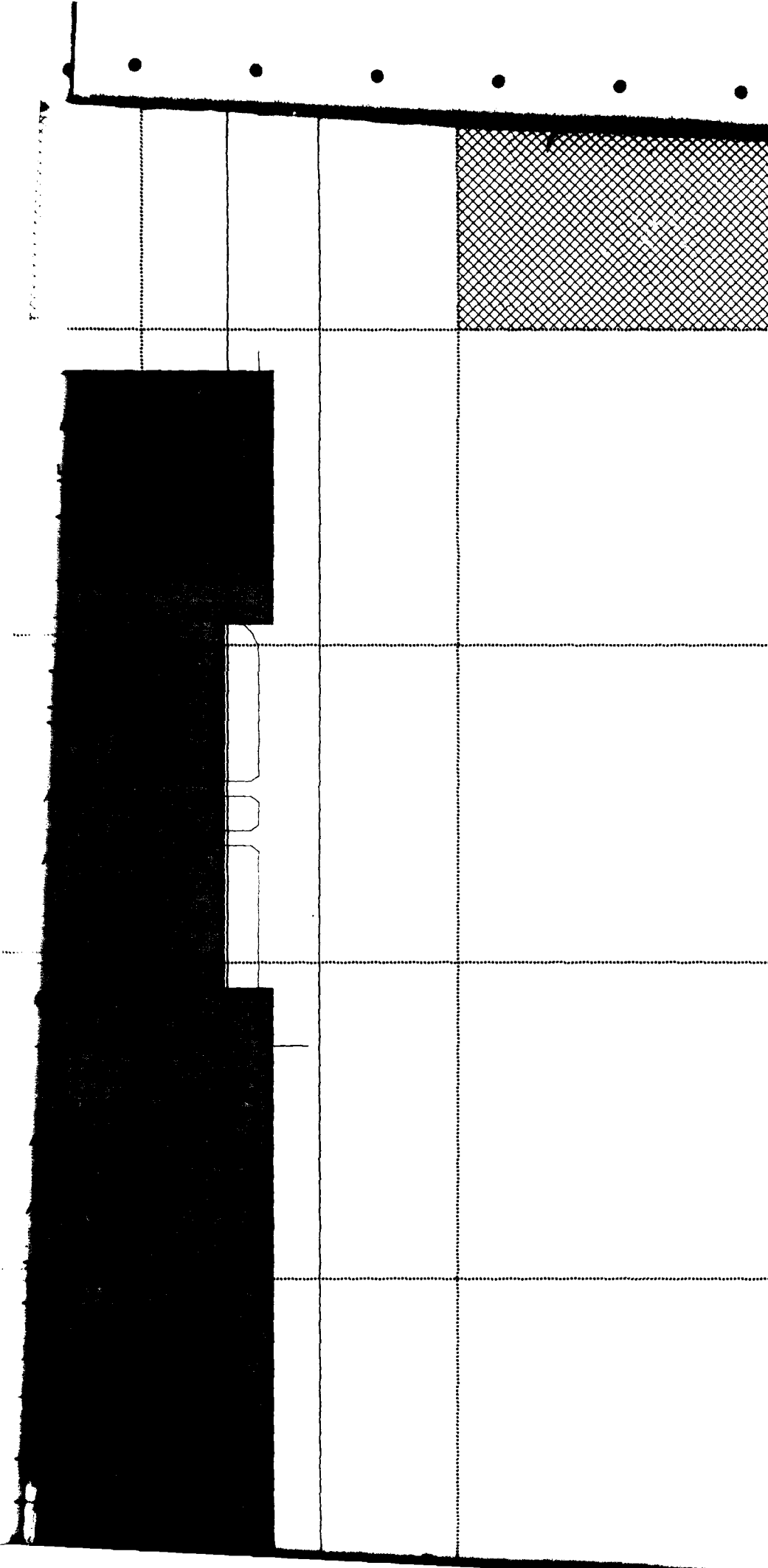
2



SD-PR/11

PARCEL DESIGNATION
PARCEL CATEGORY
PARCEL NUMBER AS NOTED
ON DRAWING AND TABLE

ONE ACRE GRID SQUARE
COORDINATE LOCATION: 5,6

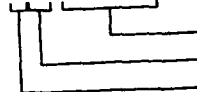


LEGEND:



CERFA DISQUALIFIED
 CERFA QUALIFIED
 CERFA EXCLUDED
 CERFA PARCEL

5D-PR/HR



PARCEL LABEL

PARCEL DESIGNATION
 PARCEL CATEGORY
 PARCEL NUMBER AS NOTED
 ON DRAWING AND TABLE

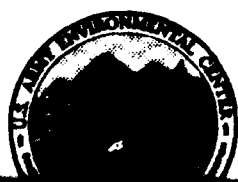
PARCEL CATEGORY

D = CERFA DISQUALIFIED PARCEL
 Q = CERFA QUALIFIED PARCEL
 E = CERFA EXCLUDED PARCEL
 P = CERFA PARCEL

DISQUALIFIED DESIGNATIONS

PS = PETROLEUM STORAGE
 PR = PETROLEUM RELEASE/DISI
 HS = HAZARDOUS MATERIALS S
 HR = HAZARDOUS MATERIALS R

QUALIFIED DESIGNATIONS



4

3

2

1

10-

1

4

3

2

1

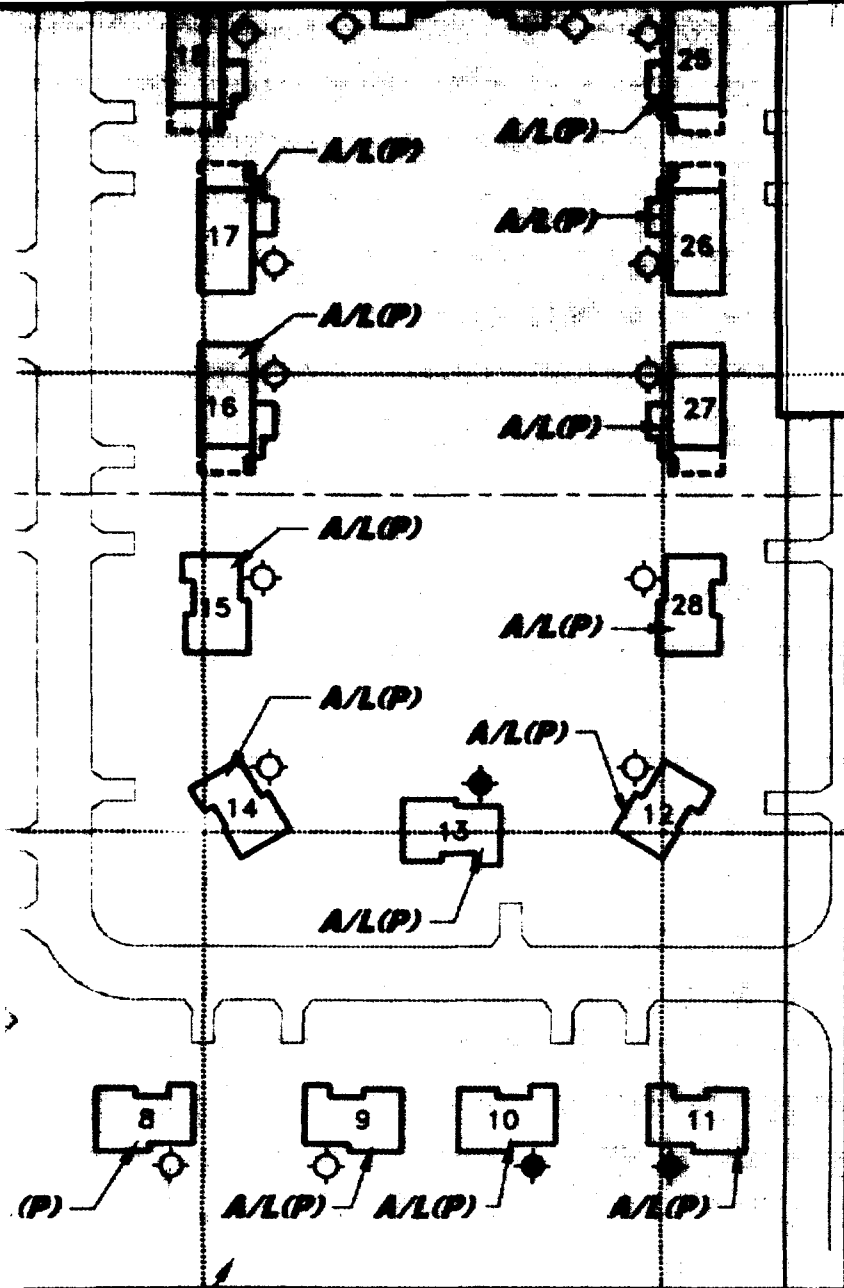
1D-PS/PR(P)/A/L(P)

1

2

3

S.E. 192ND STREET



/L(P)

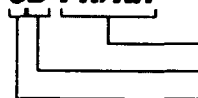
11th AVENUE

1

LEGEND:



SD-PR/HR



(P)



13

LEGEND:



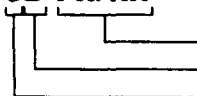
CERFA DISQUALIFIED

CERFA QUALIFIED

CERFA EXCLUDED

CERFA PARCEL

SD-PR/HR



PARCEL LABEL

PARCEL DESIGNATION

PARCEL CATEGORY

PARCEL NUMBER AS NOTED
ON DRAWING AND TABLE

PARCEL CATEGORY

D = CERFA DISQUALIFIED PARCEL

Q = CERFA QUALIFIED PARCEL

E = CERFA EXCLUDED PARCEL

P = CERFA PARCEL

DISQUALIFIED DESIGNATIONS

PS = PETROLEUM STORAGE

PR = PETROLEUM RELEASE/DISPOSAL

HS = HAZARDOUS MATERIALS STORAGE

HR = HAZARDOUS MATERIALS RELEASE/DISPOSAL

QUALIFIED DESIGNATIONS

A = ASBESTOS

L = LEAD-BASED PAINT

P = PCBS (POLYCHLORINATED BIPHENYLS)

R = RADON

X = UXO (UNEXPLODED ORDNANCE)

RD = RADIONUCLIDE

(P) POSSIBLE DISQUALIFIER/QUALIFIER



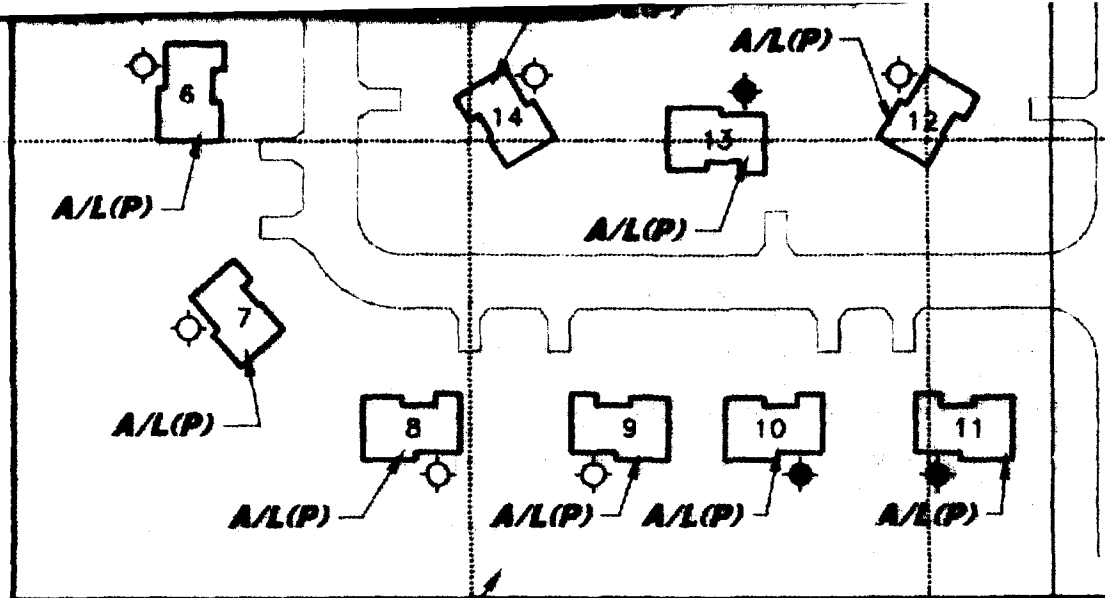
NON-LEAKING UST OR AST
(FORMER OR ACTIVE)



LEAKING UST OR AST
(FORMER OR ACTIVE)



BUILDING WITH CERFA QUALIFIER(S)
IN A DISQUALIFIED PARCEL



1D-PS/PR(P)/A/L(P)

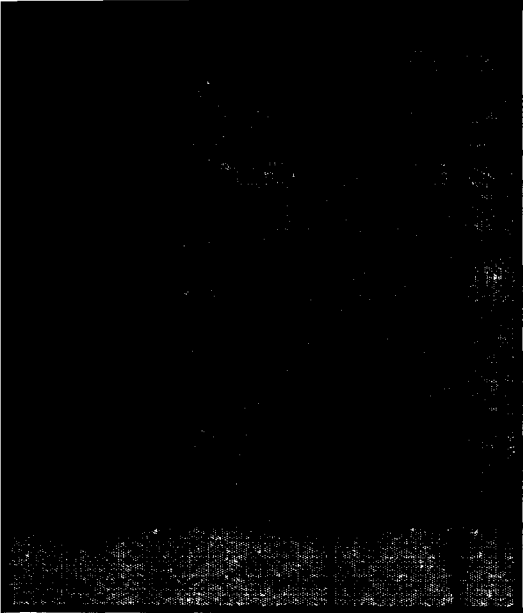
Youngs Lake Housing Area

Renton

Washington

Environmental Resources Management, Inc.





S.E. 116 AVENUE

3

4

5

ings Lake Housing Area

Washington

sources Management, Inc.



215-524-837

CHECKED	DATE	
DESIGN ENGINEER		
PROJECT ENGINEER		
PROJECT MANAGER		
APPROVED		DEA
APPROVED		SCA

5D-PR/HR

PARCEL 1
PARCEL 2
PARCEL 3
ON DRA

PARCEL 4

D = C
Q = C
E = C
P = C

DISQUALIF

PS = I
PR = I
HS = I
HR = I

QUALIFIED

A = AS
L = LE
P = PI
R = RI
X = XI
RD = RD

(P) POSSIBLE

NON-LEAK
(FORMER)

LEAKING L
(FORMER)

13 BUILDING
IN A DIS

80 40 C

CERFA Category and Designation Map

CHECKED	DATE			
DESIGN ENGINEER				
PROJECT ENGINEER				
PROJECT MANAGER				
APPROVED		DRAWN	DATE	CLIENT APPROVAL
		M.K. Bond/CMP	10.25.93/04.06.94	
APPROVED		SCALE	W.O. No.	ISSUED FOR
		1" = 80'	PM307.70.01/A301-1	



PARCEL DESIGNATION
PARCEL CATEGORY
PARCEL NUMBER AS NOTED
ON DRAWING AND TABLE

PARCEL CATEGORY

D = CERFA DISQUALIFIED PARCEL
Q = CERFA QUALIFIED PARCEL
E = CERFA EXCLUDED PARCEL
P = CERFA PARCEL

DISQUALIFIED DESIGNATIONS

PS = PETROLEUM STORAGE
PR = PETROLEUM RELEASE/DISPOSAL
HS = HAZARDOUS MATERIALS STORAGE
HR = HAZARDOUS MATERIALS RELEASE/DISPOSAL

QUALIFIED DESIGNATIONS

A = ASBESTOS
L = LEAD-BASED PAINT
P = PCBS (POLYCHLORINATED BIPHENYLS)
R = RADON
X = UXO (UNEXPLODED ORDNANCE)
RD = RADIONUCLIDE

(P) POSSIBLE DISQUALIFIER/QUALIFIER

○ NON-LEAKING UST OR AST
(FORMER OR ACTIVE)

● LEAKING UST OR AST
(FORMER OR ACTIVE)

13 BUILDING WITH CERFA QUALIFIER(S)
IN A DISQUALIFIED PARCEL

80 40 0 80 160

Scale in Feet

CERFA Category and Designation Map

DRAWING NO.

Figure 5.1-1

REV. NO.

DRAWN M.K. Bond/CMP

DATE 10.25.93/04.06.94

CLIENT APPROVAL

SCALE 1" = 80'

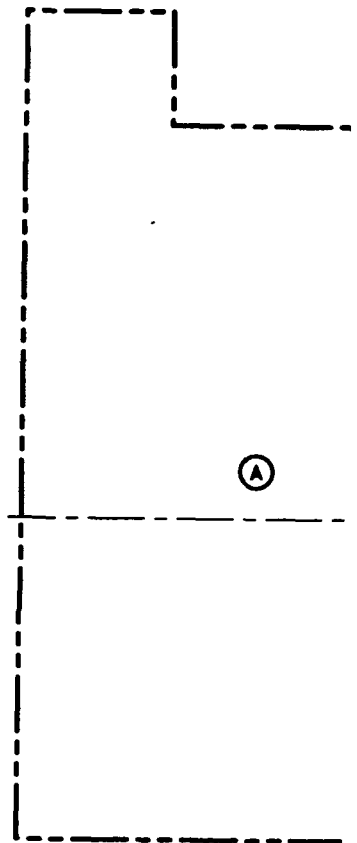
W.O. No. PM307.70.01/A301-1

ISSUED FOR DATE

SHEET 1 OF 1

Youngs Lake Housing Area Previous Owners

Tract No.	Name of Previous Owner (Transferor)	Date of Transfer	Acreage Fee
A	Reassigned from SDA Nike Battery 32-33, WA	28 August 1972	9.42



S.E. 192nd Street

Previous Owners

Transfer	Acresage Fee
1972	9.42

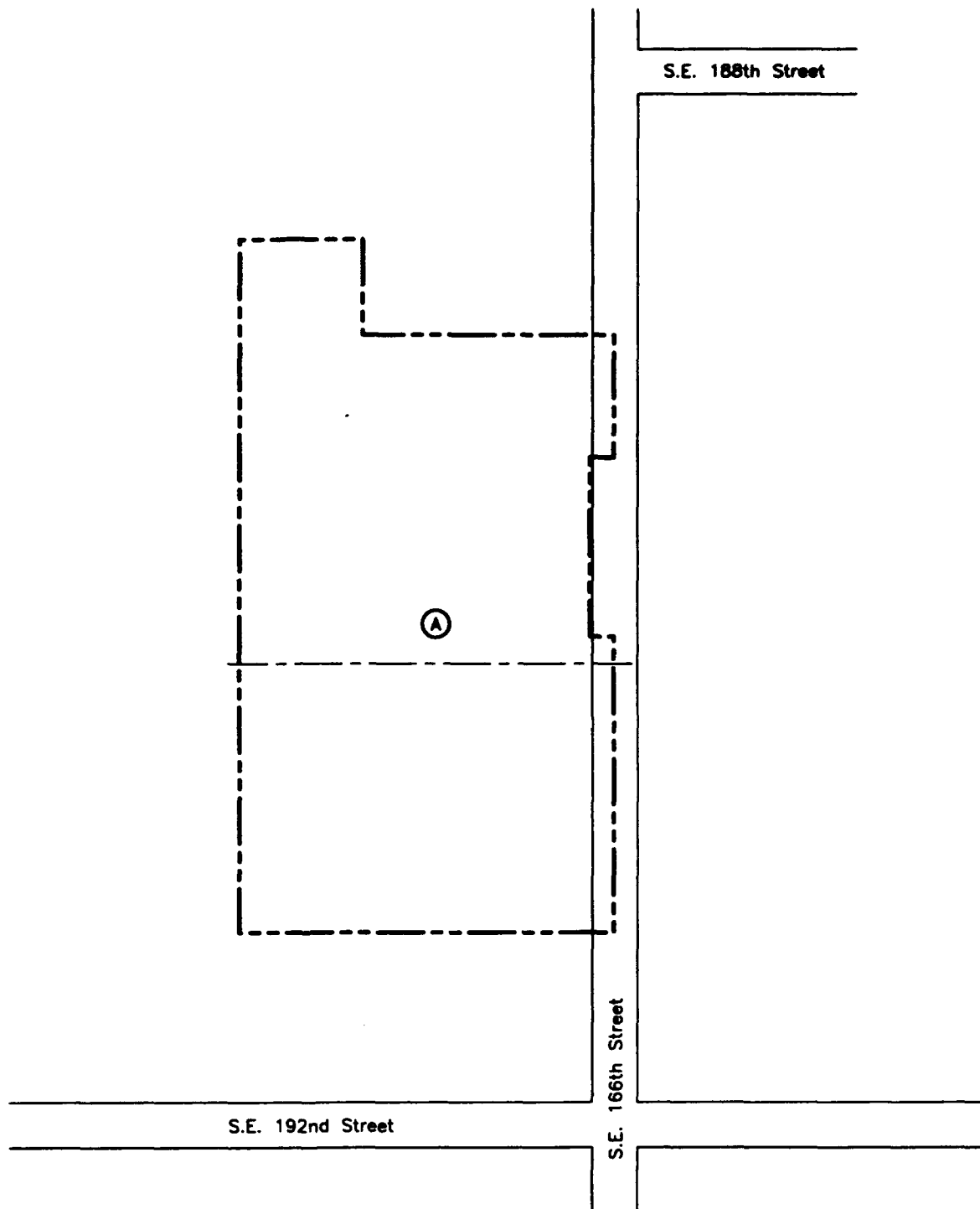
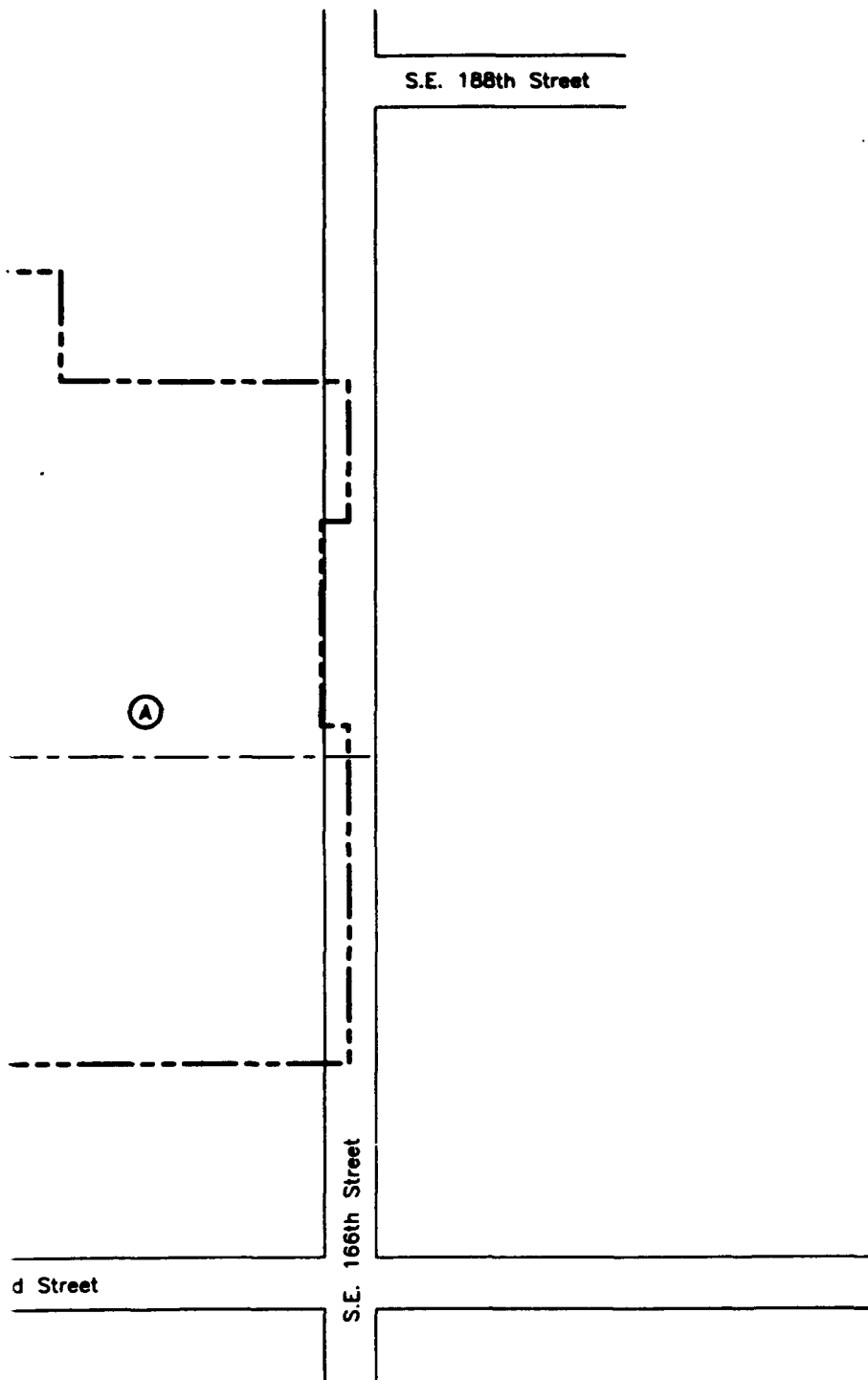


Figure 5.2-1
Tract Map
Youngs Lake Housing Area
Renton, Washington



Legend

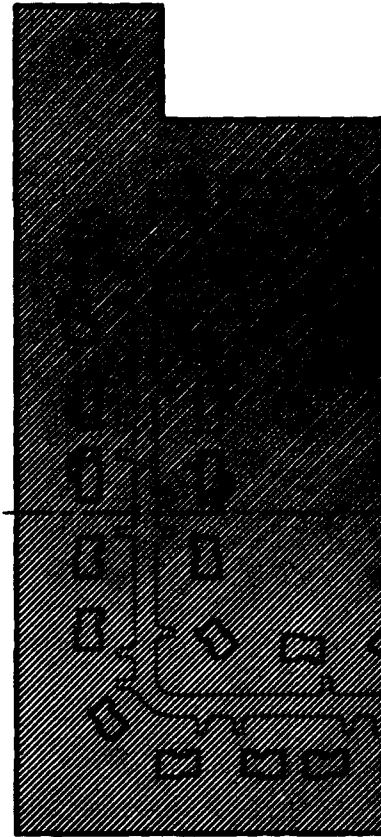
----- Property Boundary
(Real BRAC Property)

Ⓐ Tract Identifier

200 100 0 200

Scale in Feet



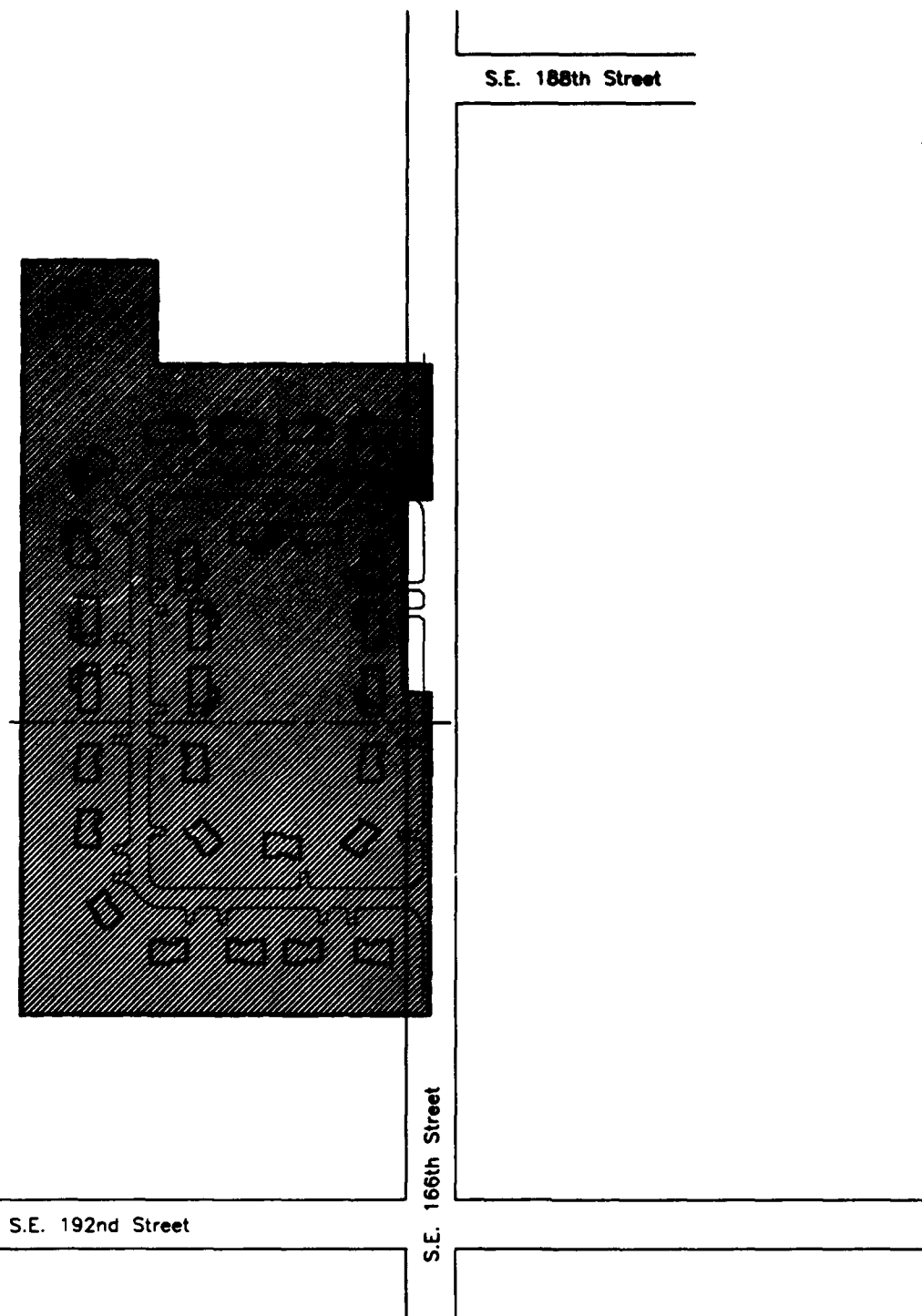


S.E. 192nd Street



THE ERM GROUP

Figure 5
CERFA Parcel D
Youngs Lake Ho
Renton, Was



LEGEND:

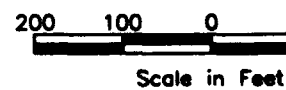
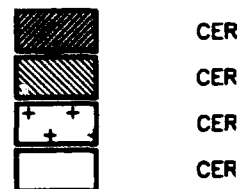
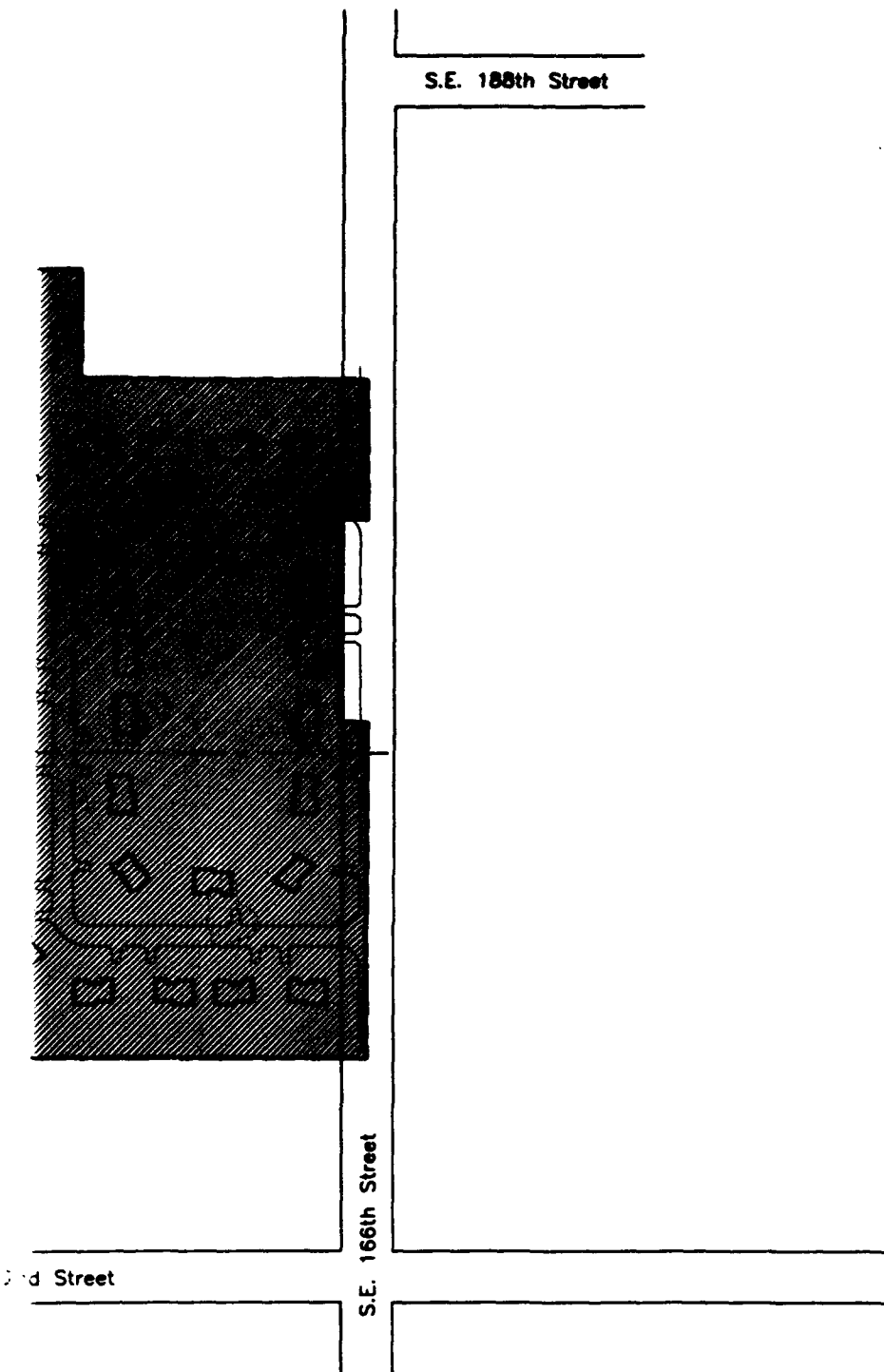


Figure 5.3-1
CERFA Parcel Designations
Youngs Lake Housing Area
Renton, Washington



LEGEND:



CERFA DISQUALIFIED
 CERFA QUALIFIED
 CERFA EXCLUDED
 CERFA PARCEL

200 100 0 200
 Scale in Feet





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Northwest Regional Office, 3190 - 160th Ave S.E. • Bellevue, Washington 98008-5452 • (206) 649-7000

March 10, 1994

attn: SF IM-AEC-BCP
Mr. Joseph A. Ricci
Department of the Army
U.S. Army Environmental Center, Base Closure Division
Aberdeen Proving Ground, Maryland 21010-5401

Dear Mr. Ricci:

Thank you for your comments regarding my letter responding to the draft Community Environmental Response Facilitation Act (CERFA) Report for the Youngs Lake Housing Area, Renton, Washington.

Your comments during our telephone conversation in early March, 1994, have clarified the situation regarding the release of a hazardous substance that has occurred at the Youngs Lake Housing Area. The release is from one or more of the former underground heating fuel storage tanks associated with the housing units. This area is referred to as the CERFA Disqualified Parcel. It is Ecology's understanding that these tanks have been removed, and soil testing and cleanup information is forthcoming.

Therefore, I would like to state my concurrence with the Young's Lake Housing Area draft CERFA Report.

Please call me at (206) 649-7202 if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "Joseph M. Hickey".

Joseph M. Hickey
Tanks Unit Supervisor
Toxics Cleanup Program

JH:jh